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FHCCI Releases First of Two Scheduled Reports on Marion County Eviction Filings

INDIANAPOLIS, IN – Today, the Fair Housing Center of Central Indiana (FHCCI) releases its latest report, [State of Fair Housing Report – The Stacked Deck: Eviction Filings in Marion County Townships and Neighborhoods](#). Marion County continues to face an eviction crisis, with tens of thousands of renters facing removal from their homes every year.

In the first of two scheduled reports on this topic by the FHCCI this year, we examine trends in eviction filings in Marion County, its townships and neighborhoods, and in the various courts where evictions can be filed. We plan to release a second report later in 2026, which will include an analysis of eviction filing by individual property owners and property management companies.

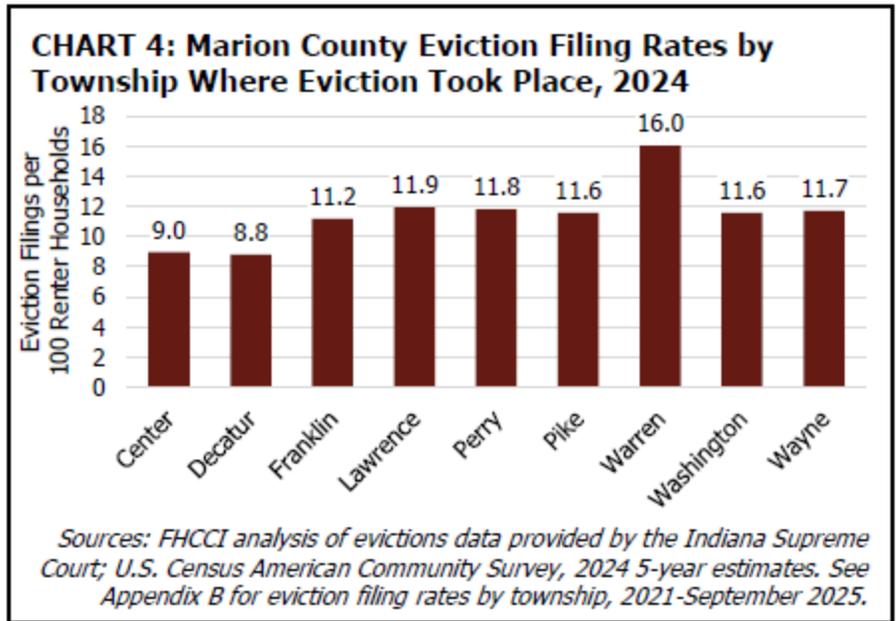
- High eviction filing rates are driven in part by rising housing costs and a lack of affordable rental units. Most Marion County renters spend at least a third of their income on housing, leaving little left over for other necessities and little room for savings. This makes them vulnerable to missing a rent payment and facing eviction.
- Between January 2021 to September 2025, there were 116,489 evictions filed in Marion County. In 2024, the most recent complete year of data available to the FHCCI, there were over 25,000 evictions filed in the county, a volume similar to the population of a small Indiana city.
- According to Eviction Lab, in 2025, there were 14.2 eviction filings for every 100 renter households in Marion County. Eviction Lab currently ranks Indianapolis as having the sixth-highest eviction filing rate among the

| TABLE 1: Number of Eviction Filings by Year and Township Where Eviction Took Place (Marion County) | | | | | | | |
|--|-----------------------------|--------------------------|---------------|---------------|---------------|---------------|-----------------------------|
| Township Where Eviction Took Place | Number of Renter Households | Eviction Filings by Year | | | | | Total Filings 2021-Sep 2025 |
| | | 2021 | 2022 | 2023 | 2024 | Jan-Sep 2025 | |
| Center | 37,843 | 3,106 | 3,827 | 3,823 | 3,394 | 2,793 | 16,943 |
| Decatur | 5,033 | 332 | 706 | 535 | 443 | 300 | 2,316 |
| Franklin | 5,899 | 318 | 749 | 889 | 659 | 508 | 3,123 |
| Lawrence | 19,774 | 1,748 | 2,640 | 2,693 | 2,362 | 1,706 | 11,149 |
| Perry | 19,367 | 1,722 | 2,337 | 2,419 | 2,283 | 1,593 | 10,354 |
| Pike | 15,141 | 1,115 | 1,979 | 1,918 | 1,752 | 1,327 | 8,091 |
| Warren | 16,897 | 1,988 | 2,809 | 2,903 | 2,707 | 1,853 | 12,260 |
| Washington | 26,739 | 1,816 | 2,892 | 3,149 | 3,093 | 2,352 | 13,302 |
| Wayne | 27,298 | 2,872 | 3,938 | 3,683 | 3,194 | 2,562 | 16,249 |
| Marion County Total | 173,991 | 19,121 | 25,925 | 27,298 | 25,400 | 18,745 | 116,489* |

** Note: Township totals do not add up to the county total because some eviction filings did not provide an address that could be geolocated. Sources: FHCCI analysis of evictions data provided by the Indiana Supreme Court; U.S. Census American Community Survey, 2024 5-year estimates.*

27 cities it tracks. The state is faring no better. The state of Indiana had the third highest eviction filing rate (9 eviction filings per 100 renter households in the past year) out of the ten states tracked by Eviction Lab.

- Among the nine townships in Marion County, in 2024, Warren Township has the highest eviction filing rate (16 filings per 100 renter households). The neighborhoods with the highest eviction filing rates—International Marketplace (38), Delaware Trails (30.5), and Southdale (26.6)—have nearly twice or three times the rate of the county overall.



- Landlords in Marion County are filing evictions in superior court to avoid certain township courts that they believe are less advantageous to them, a tactic known as “forum shopping.” In 2024, 8.8% of evictions in the county were filed in superior court rather than in the township of origin, up from only 2.1% in 2021. Eviction cases in superior court are more costly and may result in less positive outcomes for tenants, and, until recently, had much less access to assistance for renters. Forum shopping has been targeted to avoid just a few township courts. A third of eviction cases filed on tenants living in Lawrence Township were filed in superior court in 2024, as were 20% of Warren Township cases, and 8% of Washington Township cases. In other townships, less than 1% of cases were redirected to superior court.
- A past eviction, whether justified or not, can prevent a tenant from qualifying for future rental housing. The FHCCI has encountered landlords who deny or penalize tenants for eviction records from the past two years, others for five, seven, or ten years; yet others issue a blanket rejection of any past evictions at any time. Some explicitly state that they would deny tenants for a filing without an eviction judgment. Eviction sealing can help protect tenants from such unfair future denials although tenant screening companies may still capture inaccurate records that impact housing choice.
- The share of evictions that have been sealed has increased from 5.5% for evictions filed in 2021, to 35.5% for evictions filed in the first half of 2025 (by year of filing, not by year of sealing). The courts with the highest percentages of sealed evictions are Warren (77.9%), Lawrence (72.3%), and Center (48.4%) Township courts and superior court (28.7%), for cases filed in 2024. These figures do not include any evictions filed after the enactment of a new automatic sealing law in July 2025.
- The behavior of landlords also plays a major part in high eviction filing rates in Marion County. Tenants often face retaliatory evictions when they report their landlords to the health department for substandard conditions. Serial evictors take advantage of cheap eviction filing fees to file repeated evictions on tenants, especially in Black neighborhoods. Several Indianapolis neighborhoods with high eviction filing rates also have high rates of ownership of single-family rentals by “mega-investors,” large corporations that often use automated eviction filings.
- Indiana is nationally known for its lack of tenant protections and its easy eviction process for landlords. Indiana is one of only four states in the nation without a clearly defined statute allowing tenants to withhold rent if their landlord fails to make essential repairs or to make the repairs themselves and deduct the cost from their rent. TurboTenant, a property management software company, recently ranked Indiana as the “fourth best” state for landlords, due to its “10-day cure-or-quit” policy, its lack of limits on rent deposit or rents, and its “landlord-leaning small-claims courts.”
- Eviction diversion programs have introduced court navigators and legal aid attorneys into courts in Marion County, which has slowed the pace of eviction hearings and contributed to an overall improvement of

procedural issues and a fairer process for tenants. However, legal aid attorneys are limited by tenants' lack of legal rights, and court navigators often struggle to find financial assistance and/or affordable alternate housing for tenants facing eviction.

In the report, we also document ways that stakeholders in the state legislature, city government, and judiciary may take action to address the affordability challenges and eviction policies and procedures that give rise to our current eviction crisis.

To download the full report, visit the [FHCCI's News Page](#) or our [Reports Page](#).

In recent years, the FHCCI has released the following consumer-driven housing reports through its *The State of Fair Housing in Indiana* series:

- [Rising Rental Burdens in the Indianapolis Metro](#) (2025)
- [Marion County Foreclosure Update-September 2025](#) (2025)
- [The Insurance Crisis Hits Home](#) (2025)
- [Marion County Foreclosure Update-March 2025](#) (2025)
- [Mortgage Lending in Allen County for Year 2023](#) (2025)
- [Who Owns Central Indiana's Houses: An Update of the Largest Single-Family Home Investors](#) (2025)
- [Foreclosure Filings in Marion County](#) (2024)
- [The Promise and Perils of Alternative Home Financing](#) (2024)
- [Highlighting Housing Impacts From Our Changing Environment](#) (2024)
- [Unstable Land: The Fair Housing Challenges for Manufactured Housing Residents](#) (2024)
- [A Review of Fair Housing Complaints in Indiana, Years 2019-2023](#) (2024)
- [Mortgage Lending Update for Marion County, Years 2021-2022](#) (2024)
- [Who Owns Indy's Houses: A Review of the Largest Single-Family Home Investors](#) (2023)
- [No Way Home: Tenant Screening Barriers to Housing](#) (2023)
- [Our Changing Neighborhoods: The Impact of Investors, Foreclosures, and Mortgage Lending](#) (2022)
- [At What Cost? Rents, Burdens, Evictions, and Profits in Marion County](#) (2022)
- [FHA & VA Mortgage Lending in Marion County, Years 2018-2021](#) (2022)
- [Mortgage Lending in Marion County, Years 2018-2020](#) (2022)

The Fair Housing Center of Central Indiana (FHCCI) is a private, nonprofit fair housing organization based in Indianapolis, Indiana. Its mission is to facilitate open housing for all people by ensuring the availability of affordable and accessible housing; promoting housing choice and homeownership; advocating for an inclusive housing market; working toward stable and equitable communities; and eradicating discrimination within Central Indiana, the State of Indiana, and nationally. For more information, visit: www.fhcci.org